

INITIAL STUDY/ENVIRONMENTAL CHECKLIST

---

**Projects Within the  
Downtown and Central Long Beach  
Redevelopment Plan Areas**

---

**LEAD AGENCY:**

**CITY OF LONG BEACH**  
333 West Ocean Boulevard  
Long Beach, California 90802  
**Contact: Ms. Angela Reynolds, AICP**  
562.570.6357

**PREPARED BY:**

**RBF Consulting**  
14725 Alton Parkway  
Irvine, California 92718  
**Contact: Mr. Glenn Lajoie, AICP**  
**Ms. Starla Hack**  
949.472.3505

July 2005

JN 10-102831

# TABLE OF CONTENTS

---

<b>1.0</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Statutory Authority and Requirements.....	1
1.2	Consultation.....	2
1.3	Incorporation by Reference .....	2
<b>2.0</b>	<b>Project Description.....</b>	<b>5</b>
2.1	Project Location and Setting .....	5
2.2	Background.....	11
2.3	Project Characteristics .....	14
<b>3.0</b>	<b>Initial Study Checklist .....</b>	<b>18</b>
3.1	Background.....	18
3.2	Environmental Factors Potentially Affected .....	19
3.3	Lead Agency Determination.....	19
3.4	Evaluation of Environmental Impacts .....	20
<b>4.0</b>	<b>Environmental Analysis .....</b>	<b>29</b>
4.1	Aesthetics .....	29
4.2	Agriculture Resources.....	30
4.3	Air Quality .....	30
4.4	Biological Resources .....	31
4.5	Cultural Resources .....	32
4.6	Geology and Soils.....	33
4.7	Hazards and Hazardous Materials .....	35
4.8	Hydrology and Water Quality .....	37
4.9	Land Use and Planning.....	39
4.10	Mineral Resources .....	42
4.11	Noise .....	42
4.12	Population and Housing.....	43
4.13	Public Services .....	43
4.14	Recreation .....	44
4.15	Transportation/Traffic.....	45
4.16	Utilities and Service Systems.....	46
4.17	Mandatory Findings of Significance.....	47

## **LIST OF EXHIBITS**

---

2-1	Regional Vicinity.....	6
2-2	Project Vicinity.....	7
2-3	Zoning Districts.....	8
2-4	Project Aerial Photograph.....	9

## **LIST OF TABLES**

---

4-1	Development Standards.....	41
-----	----------------------------	----



## 1.0 INTRODUCTION

The proposed Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas (project) are comprised of eight non-contiguous sites located within Downtown and Central Long Beach. Project implementation would involve removal of existing uses for development of new uses, development of new uses on vacant parcels and adaptive reuse of existing uses. More specifically, the project proposes development of residential, retail, mixed-use residential/retail, an Art Exchange, live/work units and parking uses. Refer to Section 2.0, *Project Description*.

Following preliminary review of the proposed project, the City of Long Beach has determined that the proposed project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect and cumulative environmental effects associated with the project, as proposed.

### 1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with CEQA (Public Resources Code Section 21000 - 21178.1), this Initial Study has been prepared to analyze the proposed project in order to identify any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with Section 15063 of the *CEQA Guidelines*, as amended, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Long Beach, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration or Environmental Impact Report (EIR) would be required for the proposed project. The purpose of this Initial Study is to inform City decision-makers, affected agencies, and the public of potential environmental impacts associated with construction and implementation of the proposed project.

Following completion of the Initial Study, the City will make a formal determination as to whether the project may or may not have significant unmitigable environmental impacts. A determination that the project may have less than significant effects would result in the preparation of a Negative Declaration. A determination that the project may have significant impacts on the environment would require the preparation of an EIR to further evaluate issues identified in this Initial Study. Based upon the potential environmental effects, the City will require preparation of an EIR to further evaluate issues identified in this Initial Study. Therefore, this Initial Study and Notice of Preparation (NOP) serve as part of the scoping process to determine the appropriate environmental documentation for the project.

The Initial Study and NOP will undergo a 30-day public review period. During this review, comments by the public on the project relative to environmental issues are to be submitted to the City. The City will review and consider all comments as a part of the project's environmental analysis, using the comments to further determine the necessary environmental document, as required in Section 15082 of the *CEQA Guidelines*, as amended. The comments received with regard to this NOP and Initial Study will be included in the project environmental document, for consideration by the City.



## 1.2 CONSULTATION

As soon as the Lead Agency has determined that an Initial Study would be required for the project, the Lead Agency is directed to consult informally with all Responsible Agencies and Trustee Agencies that are responsible for resources affected by the project, in order to obtain the recommendations of those agencies on the environmental documentation to be prepared for the project. Following receipt of any written comments from those agencies, the City would consider any recommendations of those agencies in the formulation of the preliminary findings. Following execution of this Initial Study, the City will initiate formal consultation with these and other governmental agencies as required under CEQA and its implementing guidelines.

## 1.3 INCORPORATION BY REFERENCE

The references outlined below were utilized during preparation of this Initial Study. These documents are available for review at the City of Long Beach Community Development Department located at 333 W. Ocean Boulevard Long Beach, California 90802.

- *City of Long Beach General Plan (General Plan).* The purpose of the *General Plan* is to provide a general, comprehensive and long-range guide for community decision-making. The *General Plan* consists of several elements adopted on various dates. The elements of the *General Plan* are:
  - Land Use;
  - Transportation;
  - Housing;
  - Scenic Routes;
  - Open Space and Recreation;
  - Conservation; and
  - Seismic Safety.
- *City of Long Beach General Plan Maps and Descriptions of Land Use Districts.* This document summarizes the City's Land Use Districts and provides graphic illustrations of District locations within the City.
- *City of Long Beach Local Coastal Program*, February 12, 1980. The purpose of the Long Beach Local Coastal Program is to provide a program for the preservation and protection of the City's coastal resources. The Local Coastal Program identifies the policy plan and implementing ordinances and zoning map for the planning areas identified within the Local Coastal Program.
- *City of Long Beach Municipal Code (Municipal Code).* The *Municipal Code* consists of all the regulatory and penal ordinances and administrative ordinances of the City of Long Beach. It is the method the City uses to implement control of land uses, in accordance with *General Plan* goals and policies. The City of Long Beach Zoning Ordinance, Title 21 of the *Municipal Code*, identifies land uses permitted and prohibited according to the zoning category of particular parcels.



- *Downtown Planned Development District; PD-30 (Ordinance No. C-7950) (PD-30 Ordinance).* The purpose of the PD-30 Ordinance is to implement the goals and policies for development of the PD-30 District. The PD-30 District is divided into eight districts. Land uses permitted and prohibited within the districts and development standards are identified. Additionally, the PD-30 Ordinance provides general development regulations and review procedures.
- *Strategy for Development Greater Downtown Long Beach (Strategy), May 2000.* The *Strategy* defines a vision for the Greater Downtown area by establishing priorities for the timing of development and creating coherent urban design guidelines for Downtown. The *Strategy* divides the Greater Downtown into several areas and discusses existing conditions, redevelopment strategies and objectives for those specific areas. Design review procedures from conceptual review to construction check are summarized and design guidelines for the Greater Downtown area are discussed.
- *Downtown Long Beach Strategic Action Plan (Strategic Action Plan), July 2000.* The *Strategic Action Plan* builds upon the foundation of ideas presented in the Downtown Development Strategy, but establishes a more focused, ready-to-implement vision. The *Strategic Action Plan* is organized into the following sections:
  - Section I provides an introduction to the *Strategic Action Plan*;
  - Section II provides a background on Downtown Long Beach and the planning process to date;
  - Section III outlines the assets and challenges identified by the Task Force and community workshop participants;
  - Section IV provides an overview of current planning projects and activities;
  - Section V outlines the Downtown Development Concept, which provides a structure for organizing activities, relationships, patterns and connections in the Downtown;
  - Section VI details the specific Action Plan items developed through the planning effort; and
  - Section VIII addresses the recommended steps toward effective implementation of the priority actions and the overall *Strategic Action Plan*.
- *Strategic Guide for Development for the Central Study Area (Strategic Guide), July 2005.* The *Strategic Guide* is intended to define land use planning concepts to facilitate the transformation of the Central Study Area and provides a framework of strategies to be used by the City of Long Beach Redevelopment Agency when making decisions regarding redevelopment opportunities in the



City of Long Beach  
Initial Study/Environmental Checklist  
Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas

---

central portion of Long Beach. The *Strategic Guide* is organized into the following sections:

- Executive Summary summarizes the major analysis findings, strategies and recommendations;
- Section 1 – Introduction describes the community involvement process and identifies the Vision and Community Design Strategy statements;
- Section II – Context provides the exiting physical and economic conditions of the area;
- Section III – Area-wide Strategies provides the framework for land use, urban design, open space and streetscapes for the neighborhoods and arterial corridors in the Study Area. Existing plans, programs and studies are also discussed; and
- Section IV – Neighborhood Centers provides recommendations for representative Neighborhood Centers and Transit Oriented Districts to create new focal points for neighborhood services and residential revitalization.



## 2.0 PROJECT DESCRIPTION

### 2.1 PROJECT LOCATION AND SETTING

#### PROJECT LOCATION

The proposed Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas (project) are located in the City of Long Beach, California. The City of Long Beach is located on the south coast of Los Angeles County, which is approximately 22 miles south of downtown Los Angeles (refer to Exhibit 2-1, *Regional Vicinity*). The project is comprised of eight non-contiguous sites located within the Downtown and Central Long Beach Redevelopment Plan areas, which is generally bounded by 5th Street on the north, Lime Avenue on the east, 1<sup>st</sup> Street on the south and Cedar Avenue on the west in the City of Long Beach, California (refer to Exhibit 2-2, *Project Vicinity*).

According to the *General Plan Land Use Map*, the project area is designated Mixed Use (LUD No. 7). LUD No. 7 is intended for use in large, vital activity centers. Land uses intended for the district include employment centers, such as retail, offices and medical facilities; higher density residences; visitor-serving facilities; personal and professional services; or recreational facilities. According to the *Zoning Map*, the project area is zoned Downtown Planned Development District (PD-30). The PD-30 area is divided into eight districts. The projects are located within the Downtown Mixed Use, Downtown Core, West End Residential and East Village Mixed Use Districts (refer to Exhibit 2-3, *Zoning Districts*). The Downtown Mixed Use District is intended for a mix of commercial and residential uses at heights of up to 100 feet. The Downtown Core District is intended for a mix of uses, including office, retail, entertainment and high density residential. Mid-rise and high-rise developments are permitted in this area. The West End Residential District is intended to provide moderate to high density housing opportunities. The East Village Mixed Use District is intended to provide opportunities for growth of the East Village Arts District through reuse of existing buildings and new development. The district encourages a mix of moderate density residential uses, active ground floor storefronts, live/work spaces and arts related uses.

Prominent uses in the area include the Long Beach Police Department, 1<sup>st</sup> Avenue Transit Center, The Promenade, Lincoln Park and the Long Beach City Hall complex.

#### EXISTING CONDITIONS

The project area is highly urbanized, consisting of a mix of residential, commercial/retail, institutional, office and parking uses served by a grid system of arterial and collector streets. Existing conditions and surrounding land uses for each of the eight sites are described below (refer to Exhibit 2-4, *Project Aerial Photograph*):





● - Project Site



Not to Scale



PLANNING ■ DESIGN ■ CONSTRUCTION

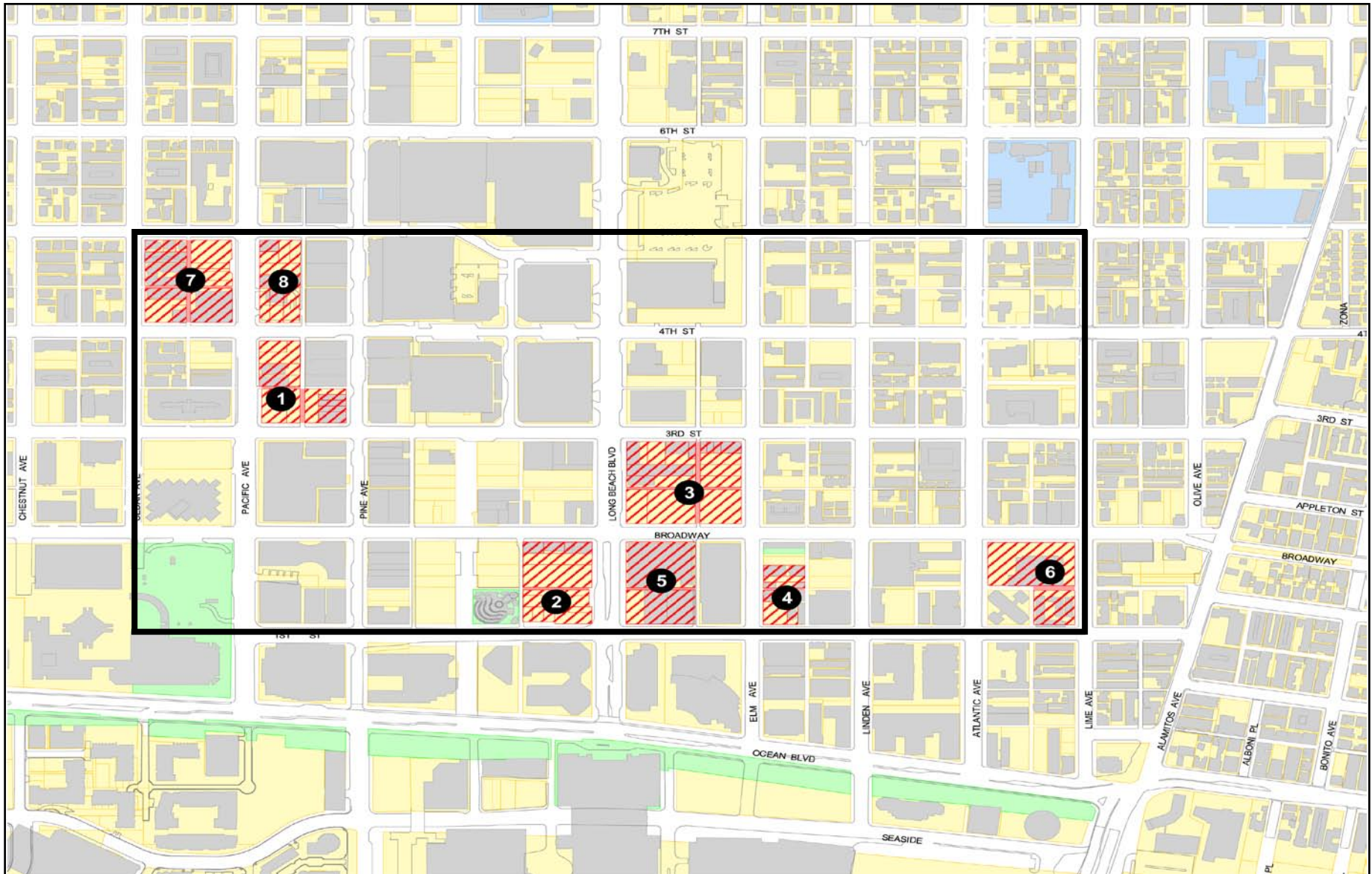
07/05

JN 10-102831

INITIAL STUDY/ENVIRONMENTAL CHECKLIST  
PROJECTS WITHIN THE DOWNTOWN AND  
CENTRAL LONG BEACH REDEVELOPMENT PLAN AREAS

## Regional Vicinity

Exhibit 2-1



Source: City of Long Beach.

— - Project Area



Not to Scale



PLANNING ■ DESIGN ■ CONSTRUCTION

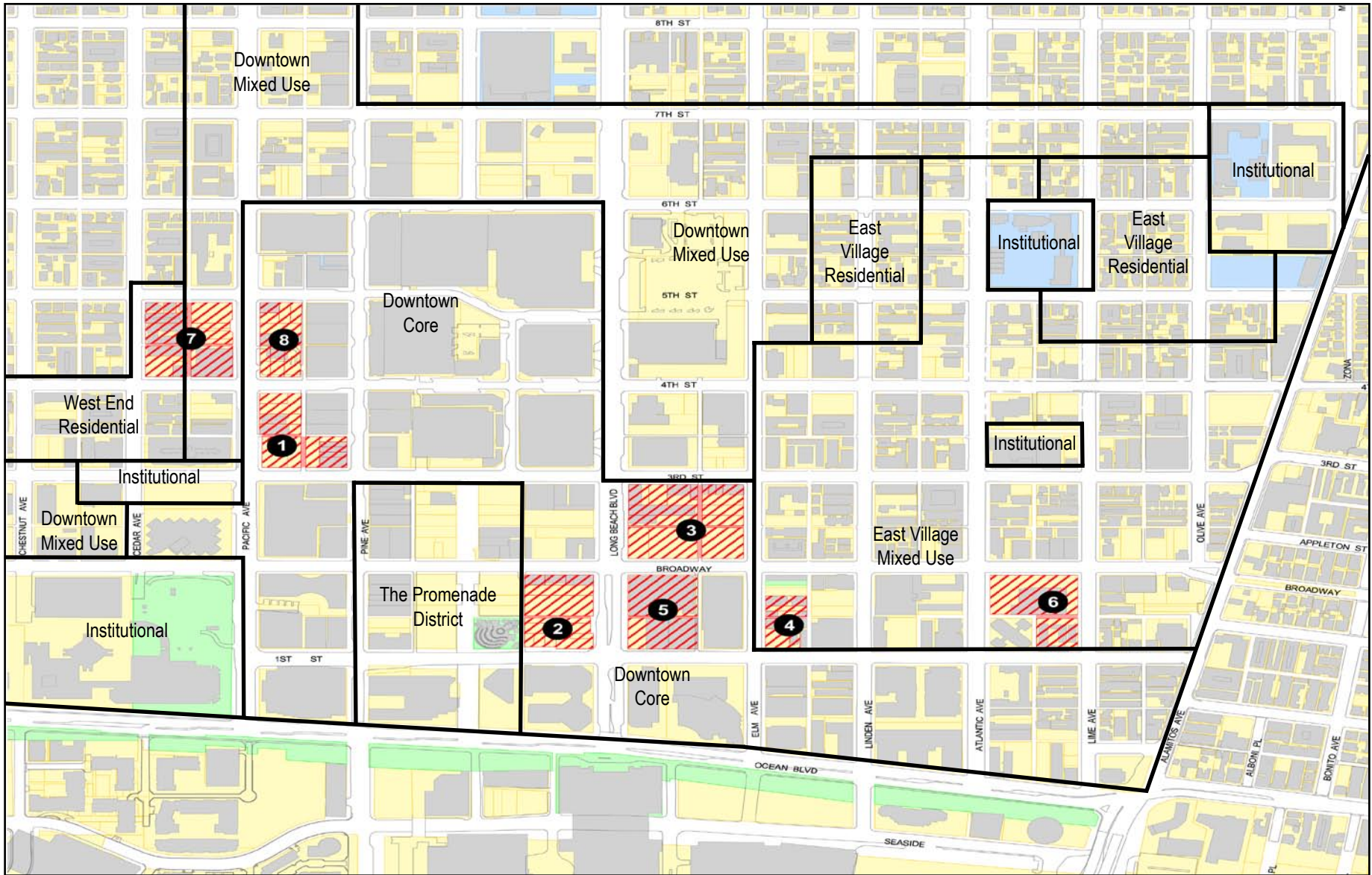
07/05

JN 10-102831

INITIAL STUDY/ENVIRONMENTAL CHECKLIST  
PROJECTS WITHIN THE DOWNTOWN AND  
CENTRAL LONG BEACH REDEVELOPMENT PLAN AREAS

**Project Vicinity**





Source: City of Long Beach.



Not to Scale



PLANNING ■ DESIGN ■ CONSTRUCTION

07/05

JN 10-102831

INITIAL STUDY/ENVIRONMENTAL CHECKLIST  
PROJECTS WITHIN THE DOWNTOWN AND  
CENTRAL LONG BEACH REDEVELOPMENT PLAN AREAS

## Zoning Districts



Source: City of Long Beach.

— - Project Area



Not to Scale



PLANNING ■ DESIGN ■ CONSTRUCTION

07/05

JN 10-102831

INITIAL STUDY/ENVIRONMENTAL CHECKLIST  
PROJECTS WITHIN THE DOWNTOWN AND  
CENTRAL LONG BEACH REDEVELOPMENT PLAN AREAS  
**Project Aerial Photograph**



### **Site 1 – Mixed Use Residential/Retail**

Site 1 consists of 1.78 acres (12 parcels) east of Pacific Avenue between 3<sup>rd</sup> and 4<sup>th</sup> Streets. The portion of the site north of the east-west alleyway and east of the north-south alleyway is not part of the project. The site is currently developed with approximately 12,400 square feet of commercial uses and two surface parking lots with 87 parking spaces. Surrounding uses include commercial/retail uses to the north (proposed Site 8) and east, mixed-use residential/retail uses to the south and mixed-use residential/retail and commercial uses to the west. Additionally, the Pacific Station transit stop is located on Pacific Avenue between 4<sup>th</sup> and 5<sup>th</sup> Streets.

### **Site 2 – Mixed Use Residential/Retail**

Site 2 consists of 1.97 acres (12 parcels) within the block bounded by Broadway on the north, 1<sup>st</sup> Street on the south, Long Beach Boulevard on the east and the Promenade Amphitheater on the west. The site consists of two surface parking lots and the historic American Hotel building, which is vacant. Surrounding uses include mixed-use residential/retail uses to the north, commercial uses and the Long Beach Police Department to the east (proposed Site 5), a parking structure to the south and the Promenade Amphitheatre, surface parking and The Promenade to the west. Additionally, the 1<sup>st</sup> Street transit stop is located on Long Beach Boulevard between 1<sup>st</sup> Street and Broadway.

### **Site 3 – Art Exchange Block**

Site 3 consists of 3.44 acres (16 parcels) within the block bounded by 3<sup>rd</sup> Street on the north, Elm Avenue on the east, Broadway on the south and Long Beach Boulevard on the west. The site is currently developed with approximately 34,816 square feet of commercial/retail uses including “Acres of Books”, “Jensen Rubber Stamps”, “The Harbor Friendship Center” and surface parking lots, including surface parking for City Hall East (refer to Site 5). Surrounding uses include the United States Post Office to the north, mixed-use residential/retail and residential uses to the east, City Hall East, Bank of America and the Southern California Edison buildings and parking structures to the south (proposed Site 5) and mixed-use residential/retail, commercial/retail and surface parking to the west.

### **Site 4 – Mixed Use Residential/Retail**

Site 4 consists of 0.81 acres (seven parcels) on the northeast corner of 1<sup>st</sup> Street and Elm Avenue. The site is currently developed with 37 multiple-family housing units and surface parking. Surrounding uses include power/electrical generator facilities, East Village Arts Park and retail uses to the north, surface parking and retail uses to the east, commercial/retail uses to the south and the Southern California Edison building and parking structure to the west.

### **Site 5 – City Hall East**

Site 5 consists of 2.07 acres (two parcels) within the western portion of the block bounded on the south by 1<sup>st</sup> Street, on the west by Long Beach Boulevard, on the north by Broadway and on the east by Elm Avenue. The existing Southern California Edison



Building on the eastern portion of the block is not part of the project. The site is currently developed with a 10-story office building totaling 141,000 square feet (City Hall East) and a 149-space eight level parking structure on the southern portion of the site, and a low-rise 49,436 square foot building (Bank of America) with upper level offices on the northern portion of the site. The City's police department temporarily occupies City Hall East. Surrounding uses include parking and retail uses to the north (proposed Site 3), office uses on the east, office and hotel uses on the south and surface parking and the American Hotel building on the west (proposed Site 2).

#### **Site 6 – Existing Vons Site**

Site 6 consists of 1.97 acres (two parcels) within the block bounded by Atlantic Avenue on the west, 1<sup>st</sup> Street on the south, Broadway on the north and Lime Avenue on the east. The existing apartment building located on the northeast corner of Atlantic Avenue and 1<sup>st</sup> Street is not part of the proposed project. The site is currently developed with a 22,450 square foot Vons Supermarket and 44 multiple family housing units. Surrounding uses include residential, retail and office uses to the north, commercial and residential uses to the east and residential and hotel uses to the south and west.

#### **Site 7 – Mixed Use Residential/Retail**

Site 7 consists of 2.59 acres (14 parcels) within the block bounded by 5<sup>th</sup> Street on the north, Pacific Avenue on the east, 4<sup>th</sup> Street on the south and Cedar Avenue on the west. The site is currently developed with approximately 23,038 square feet of commercial uses, including a grocery store (18,495 square feet), and 77 multiple family housing units. Surrounding uses include residential and institutional uses to the north, a fast food restaurant, commercial and residential uses to the east (proposed Site 8), commercial and residential uses to the south and residential uses to the west.

#### **Site 8 – Mixed Use Residential/Retail**

Site 8 consists of 1.23 acres (nine parcels) within the western portion of the block bounded by Pacific Avenue, Pine Avenue, 4<sup>th</sup> Street and 5<sup>th</sup> Street. The site is currently developed with 6,002 square feet of commercial uses including a fast food restaurant and 36 multiple family residential units. Surrounding uses include residential and retail uses to the north, residential uses to the east (Walker building), surface parking and residential uses (proposed Site 1) and retail uses to the south and a grocery store, surface parking and multiple family residential uses (proposed Site 7) to the west.

## **2.2 BACKGROUND**

The project area is part of two redevelopment project areas: The Downtown Redevelopment Project Area and Central Long Beach Redevelopment Project Area. Adopted on June 17, 1975, the Downtown Redevelopment Project Area encompasses 421 acres of land generally extending from the shoreline on the south to Seventh Street on the north and from Alamitos and Elm Avenues on the east to Magnolia and Pacific Avenues on the west. The Downtown Project Area includes the City's Central Business district, the City/County Civic Center Complex, the Convention and Entertainment Center and the Tidelands development area. The primary objective of the Downtown Redevelopment Plan is to revitalize the City's Downtown area by restoring the area as a





center for business and commerce, and reestablishing its relationship to the shoreline. Originally adopted on September 21, 1993, the Central Long Beach Redevelopment Project Area encompasses 2,618 acres of land generally located south of the I-405 freeway, north of downtown, east of the I-710 freeway and west of Redondo Boulevard. The primary objective of the Central Redevelopment Plan is to re-direct and concentrate commercial facilities in significant centers and along major arterial corridors, while accommodating residential needs and preserving and rehabilitating existing neighborhoods.

In 1990, the Long Beach Redevelopment Agency began to develop a strategy for development of the Greater Downtown area. The first edition of the Strategy for Development was issued in 1992. Since 1992, the Central Redevelopment Project Area was added to the Greater Downtown area. As a result, the Greater Downtown area includes three redevelopment project areas: the Downtown Redevelopment Project Area, the West Beach Redevelopment Project Area and the Central Redevelopment Project area. Due to changing conditions for development that occurred over the past 10 years, an updated and modified *Strategy for Development Greater Downtown Long Beach* (Strategy), May 2000, was developed. The *Strategy* defines a vision for the area, establishes priorities for the timing of development and aims to create coherent urban design guidelines for Downtown.

Building upon the foundation of ideas presented in the Downtown Development Strategy, the *Downtown Long Beach Strategic Action Plan* (Strategic Action Plan), July 2000, establishes a more focused, ready-to-implement vision. The *Strategic Action Plan* outlines assets and challenges for the area, current planning projects and activities, the Downtown Development Concept, an Action Plan and recommended steps towards implementation.

Implementation of the proposed project would assist in realizing the objectives and actions identified in the *Strategic Action Plan*, including:

- Locate and develop a site for a proposed arts center in the East Village Arts District;
- Expand and implement the Downtown parking management program, incorporating new parking structures;
- Develop strong linkages to improve connections and access between neighborhoods in Downtown;
- Recruit and retain a diversity of retail uses that together create an active and distinct Downtown while providing for a range of users' needs, including those of residents, businesses and tourists;
- Create Downtown as an attractive place to live, providing for a range of housing types/costs for residents with a wide range of income levels;
- Provide for adequate and convenient parking for all uses and activities in the Downtown;



City of Long Beach  
Initial Study/Environmental Checklist

**Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas**

---

- Establish and maintain Downtown as a special and distinct “urban experience”; and
- Create Downtown as a place for entertainment and cultural activities, promoting it as an “international destination” and extending uses into evening and weekend hours.

The *Strategic Guide for Development for the Central Study Area* (Strategic Guide), July 2005, focuses on defining land use planning concepts to facilitate the transformation of the Central Study Area from a blighted area lacking in adequate retail, open space and housing to a vibrant and attractive area within the City of Long Beach. The *Strategic Guide* identifies comprehensive strategies for the overall revitalization and redevelopment of the Central Study Area. These strategies recommend changes in land uses, specific development projects, changes in regulatory controls and improvements to public services.

Implementation of the proposed project would assist in realizing the vision identified in the *Strategic Guide*.

*The Central Study Area is envisioned to be a diverse community comprised of unique neighborhoods, community focal areas and employment centers.*

*The revitalized Central Study Area will be a community with:*

- *Residential neighborhoods that meet the needs of families, seniors and individuals with an emphasis on affordable and accessible ownership opportunities,*
- *More open space and parks,*
- *More community facilities to serve youth, families and seniors including libraries, sports facilities and schools,*
- *Preserved historic residential, commercial and institutional structures and fabric,*
- *New infill and adaptive reuse projects that are economically viable, compatible in scale and appearance with the neighborhoods and focal areas, and*
- *New or rehabilitated residential structures replacing deteriorated housing including “cracker box” apartments.*

*Special streetscape treatments will reinforce the unique character of different neighborhoods, link open spaces, parks and community facilities, and enhance the overall appearance of the Central Study Area.*

*Distinctive neighborhood centers will anchor neighborhoods providing local retail, restaurants and mixed uses combining retail, residential and local-serving office. The diversity of the Central Study Area will be recognized in the preservation of*





*historic structures and integration of cultural themes into the neighborhood centers.*

*Employment opportunities in the Central Study Area will be increased by the development of the neighborhood centers, new industrial developments, and additional medical-related uses around the hospitals.*

*The revitalized Central Study Area will take advantage of the unique potentials afforded by the Los Angeles River, light rail accessibility and the proximity of Downtown.*

## **2.3 PROJECT CHARACTERISTICS**

The Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas propose redevelopment of eight sites as described previously: Site 1 – Mixed Use Residential/Retail, Site 2 – Mixed Use Residential/Retail, Site 3 – Arts Exchange Block, Site 4 – Mixed Use Residential/Retail, Site 5 – City Hall East, Site 6 – Vons Site, Site 7 – Mixed Use Residential/Retail and Site 8 – Mixed Use Residential/Retail. The analysis is based upon zoning and density factors and conceptual development proposals, as formal development applications have not been submitted for each site.

The proposed project involves changes within each of the individual sites as follows:

### **Site 1 – Mixed Use Residential/Retail**

The project proposes a mixed-use development with retail and residential uses and public and private parking. Approximately 19,600 square feet of ground floor retail uses would be developed along 3<sup>rd</sup> Street and Pine Avenue. Parking would be provided in the interior portion of the site at grade and in a parking structure with one-level above grade and two levels below grade. Approximately 170 (one and two bedroom) residential units would be configured in six and seven stories above the proposed parking. Vehicular access to the site would occur from Pacific Avenue and 4<sup>th</sup> Street. Development of the site would require the removal of 12,400 commercial uses including the surface parking lots with 87 parking spaces. In addition, the western portion of the alleyway between Pacific and Pine Avenues and the southern portion of the alleyway (approximately 3,813 square feet) between 3<sup>rd</sup> and 4<sup>th</sup> Streets would be vacated.

### **Site 2 – Mixed Use Residential/Retail**

The project proposes development of 446 for-sale condominium units with a unit size between 1,013 to 2,149 square feet, and 11,420 square feet of retail uses. Parking (855 spaces) would be provided in a four level podium style parking structure with retail uses on the ground floor fronting the parking structure at the southwest corner of Broadway and Long Beach Boulevard and at the northwest corner of 1<sup>st</sup> Street and Long Beach Boulevard. Access to the parking structure would be from Long Beach Boulevard and the existing north-south alleyway, west of the project site. A subterranean parking structure would also be developed to accommodate 350 required transit spaces.

The condominium units would primarily be situated in a 13-story tower adjacent to the north-south alleyway and a 22-story tower adjacent to Broadway. Two-story



condominium units would be located on the ground floor of each tower fronting the parking structure adjacent to the north-south alleyway and the Promenade Amphitheater and at the southeast corner of the north-south alleyway and Broadway. Condominium units within levels three and four would be located above the proposed ground floor units of the 13-story residential tower adjacent to the north-south alleyway and the Promenade Amphitheater. The remainder of the third and fourth levels would be parking. A fifth level of condominium units would be located at the northwest corner of Long Beach Boulevard and 1<sup>st</sup> Street, above the retail and parking uses. The remaining condominium units (levels 5 and above) would be located in the residential towers. Residential lobbies would be provided on Broadway and 1<sup>st</sup> Street.

Development of the proposed project would require the removal of two surface parking lots and the American Hotel building.

### **Site 3 – Art Exchange Block**

The project proposes development of an Art Exchange, retail and residential uses within the block bounded by 3<sup>rd</sup> Street on the north, Elm Avenue on the east, Broadway on the south and Long Beach Boulevard on the west. Two existing uses, Acres of Books and Terry's Camera, would not be part of the proposed project, and would remain on-site.

The proposed 22,475 square foot Art Exchange facility would be located south of the east-west alleyway adjacent to Broadway, providing working space for artists, art classrooms and an art gallery. Proposed Art Exchange amenities include the following:

- 18 artist studios ranging from 675 to 3,120 square feet;
- 1,000-square foot industrial studio;
- 3,500-square foot glass hot shop;
- 4,200-square foot gallery;
- Three (3) classrooms totaling 1,800 square feet;
- 630-square feet of storage;
- 2,250 square foot courtyard; and
- 2,300-square foot circulation/music space.

Additionally, 1,800 square feet of retail space would be provided at the northwest corner of Elm Avenue and Broadway.

Parking (241 spaces) would be provided in the interior portion of the site at grade and in a one level subterranean parking structure. Vehicular access to the site would be from Long Beach Boulevard and Elm Avenue via the existing east-west alleyway. The southern portion of the north-south alleyway would be vacated as part of the proposed project.

Four levels of for-sale housing units would be provided above the proposed Art Exchange and parking. The housing units would include 44 single story flats of 900 square feet and 48 two-story loft townhomes of 750, 1,500 and 2,000 square feet. The housing units would be situated around a central courtyard area.

The northern portion of the block would be developed with residential and retail uses. Approximately 15,626 square feet of ground floor retail uses would be located on Third



Street and Long Beach Boulevard, adjacent to Acres of Books. Parking (238 spaces) would be provided in the interior portion of the site at grade and in a one level subterranean parking structure.

Six walk-up townhouse units would be located on Elm Avenue. The remaining residential units would be located in three levels above the proposed ground floor retail, residential and parking uses. The housing units would include 50 flats of 990 square feet, 2 flats of 860 square feet, 34 townhouse units of 1,500 square feet and one unit of 1,400 square feet. Landscaped private interior courtyards with water features are also proposed.

Vehicular access to the site would be from Long Beach Boulevard and Elm Avenue via the existing east-west alleyway. Additionally, surface parking for the proposed retail uses on the western portion of the property would be accessed via 3<sup>rd</sup> Street. The northern portion of the north-south alleyway would be developed as a landscaped paseo providing pedestrian access through the site.

Project implementation would require the demolition of 18,618 square feet of commercial uses.

#### **Site 4 – Mixed Use Residential/Retail**

The project would involve a mixed-use development with retail and residential uses and public and private parking. Ground floor retail uses would be developed along 1<sup>st</sup> Street with residential lofts above. At-grade residential units would be located along Elm Avenue. Parking would be provided at grade and in a two level below grade parking structure. Development of the site would require the removal of 37 multiple-family residential units. In addition, the western portion of the east-west alleyway (approximately 1,548 square feet) between Elm Avenue and Linden Avenue would be vacated as part of the project.

#### **Site 5 – City Hall East**

The project proposes adaptive reuse and conversion of the existing City Hall East and parking garage to residential uses. A total of 72 loft-style and penthouse residential units are proposed. The proposed project would retain the major architectural features, proportions and materials of the building while adding balconies, interior construction and amenities suitable for the conversion to residential uses. Residential amenities including the lobby, maintenance, business center, meeting room/theater, fitness center/spa, pool and sun deck would be located on the ground floor. The second level would include the upper level of the pool and sun deck and nine loft-style residential units. Levels three through eight would provide a total of 54 loft-style residential units and levels nine and ten would include nine two-story penthouse units.

Parking (149 spaces) would be provided in the existing parking structure with access from 1<sup>st</sup> Street. Pedestrian access would be provided from 1<sup>st</sup> Street and Long Beach Boulevard. The existing Bank of America building would remain as office space.



### **Site 6 – Vons Site**

The project proposes to redevelop the existing Vons Supermarket site resulting in the development of new retail uses on approximately 1.97 acres. The existing apartment building located on the northeast corner of Atlantic Avenue and 1<sup>st</sup> Street is not part of the proposed project. The project site consists of two parcels developed with an existing Vons Supermarket and multi-family residential units. Development of the project would result in the removal of the approximately 22,450 square foot Vons Supermarket and 44 housing units. In addition, the eastern portion of the alleyway between Atlantic Avenue and Lime Avenue (3,046 square feet) would be vacated. The project proposes construction of a new Vons Supermarket (approximately 50,000 square feet) on the eastern portion of the site fronting onto Lime Avenue. New retail uses (11,660 square feet) are proposed adjacent to Broadway. A parking structure is proposed on the western portion of the site behind the proposed retail uses.

### **Site 7 – Mixed Use Residential/Retail**

Development of the site would involve mixed-use retail and residential uses and public and private parking. Approximately 23,400 square feet of ground floor retail uses; including an approximately 14,000 square foot specialty grocery store would be located adjacent to Pacific Avenue. Parking would be provided in the interior portion of the site at grade and in a parking structure with one-level above grade and one level below grade. Access to residential parking would occur from 4<sup>th</sup> Street and access to commercial parking would occur from 5<sup>th</sup> Street. Two-story townhome units with single-story flats above are proposed along Cedar Avenue. Residential units would be configured in five stories adjacent to Pacific Avenue and the eastern portions of 4<sup>th</sup> and 5<sup>th</sup> Streets and would step down to two stories along the western portions of 4<sup>th</sup> and 5<sup>th</sup> Streets, closest to Cedar Avenue. Development of the site would result in the removal of up to 77 housing units and 23,038 square feet of commercial uses.

### **Site 8 – Mixed Use Residential/Retail**

The project would involve a mixed-use development with retail and residential uses and public and private parking. Parking would be provided in the interior portion of the site at grade and in a parking structure with one-level above grade and two levels below grade. Ground floor retail uses would be developed along 5<sup>th</sup> Street with parking uses above. One and two bedroom residential units would be configured in seven stories above the proposed parking. Access to residential parking would occur from 4<sup>th</sup> street and access to commercial parking would occur from 5<sup>th</sup> Street. Development of the site would involve the removal of 36 multi-family housing units and 6,002 square feet of commercial uses.



## 3.0 INITIAL STUDY CHECKLIST

### 3.1 BACKGROUND

1.	<b>Project Title:</b> Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas
2.	<b>Lead Agency Name and Address:</b> City of Long Beach 333 West Ocean Boulevard Long Beach, California 90802
3.	<b>Contact Person and Phone Number:</b> Ms. Angela Reynolds, AICP Environmental and Community Planning Officer 562.570.6357
4.	<b>Project Location:</b> The project area is comprised of eight non-contiguous sites generally bounded by 5 <sup>th</sup> Street on the north, Lime Avenue on the east, 1 <sup>st</sup> Street on the south and Cedar Avenue on the west in the City of Long Beach, California.
5.	<b>Project Sponsor's Name and Address:</b> Long Beach Redevelopment Agency 333 West Ocean Boulevard, Third Floor Long Beach, California 90802
6.	<b>General Plan Designation:</b> Land Use District (LUD) No. 7, Mixed Use District
7.	<b>Zoning:</b> Downtown Planned Development District (PD-30)
8.	<b>Description of the Project:</b> (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary support or off-site features necessary for its implementation.)  Refer to Section 2.3, <i>Project Characteristics</i> .
9.	<b>Surrounding Land Uses and Setting:</b> The project area is located within the Downtown and Central Long Beach Redevelopment Areas, which are comprised of a mix of urban uses including residential, commercial, institutional, open space and parking uses.
10.	<b>Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).</b>  To be determined as part of further review in the EIR.



### 3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

✓	Aesthetics	✓	Land Use and Planning
	Agriculture Resources		Mineral Resources
✓	Air Quality	✓	Noise
	Biological Resources	✓	Population and Housing
✓	Cultural Resources	✓	Public Services
	Geology and Soils	✓	Recreation
✓	Hazards & Hazardous Materials	✓	Transportation/Traffic
	Hydrology & Water Quality	✓	Utilities & Service Systems
✓	Mandatory Findings of Significance		

### 3.3 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

\_\_\_\_\_

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0 have been added. A NEGATIVE DECLARATION will be prepared.

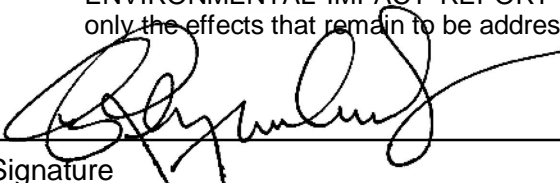
\_\_\_\_\_

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

✓  
\_\_\_\_\_

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

\_\_\_\_\_

  
\_\_\_\_\_  
Signature

Angela Reynolds  
Environmental and Community Planning Officer  
\_\_\_\_\_  
Printed Name

City of Long Beach  
\_\_\_\_\_  
Agency

July 1, 2005  
\_\_\_\_\_  
Date



### 3.4 EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| ■ Aesthetics                      | ■ Land Use and Planning         |
| ■ Agriculture Resources           | ■ Mineral Resources             |
| ■ Air Quality                     | ■ Noise                         |
| ■ Biological Resources            | ■ Population and Housing        |
| ■ Cultural Resources              | ■ Public Services               |
| ■ Geology and Soils               | ■ Recreation                    |
| ■ Hazards and Hazardous Materials | ■ Transportation/Traffic        |
| ■ Hydrology and Water Quality     | ■ Utilities and Service Systems |

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines*, as amended, and used by the City of Long Beach in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Potentially Significant Impact Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development will have impacts which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.



City of Long Beach  
Initial Study/Environmental Checklist  
Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS.</b> <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?			✓	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	✓			
<b>2. AGRICULTURE RESOURCES.</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
<b>3. AIR QUALITY.</b> <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?	✓			





City of Long Beach  
Initial Study/Environmental Checklist

**Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas**

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES.</b> <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
<b>5. CULTURAL RESOURCES.</b> <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	✓			
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?			✓	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓	



City of Long Beach  
Initial Study/Environmental Checklist  
Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
<b>6. GEOLOGY AND SOILS.</b> <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
2) Strong seismic ground shaking?			✓	
3) Seismic-related ground failure, including liquefaction?			✓	
4) Landslides?				✓
b. Result in substantial soil erosion or the loss of topsoil?			✓	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
<b>7. HAZARDS AND HAZARDOUS MATERIALS:</b> <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	✓			
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	✓			



City of Long Beach  
Initial Study/Environmental Checklist

**Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas**

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
<b>8. HYDROLOGY AND WATER QUALITY.</b> <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?			✓	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f. Otherwise substantially degrade water quality?			✓	



City of Long Beach  
Initial Study/Environmental Checklist

**Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas**

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓	
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			✓	
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j. Inundation by seiche, tsunami, or mudflow?			✓	
<b>9. LAND USE AND PLANNING.</b> <i>Would the project:</i>				
a. Physically divide an established community?			✓	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
<b>10. MINERAL RESOURCES.</b> <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
<b>11. NOISE.</b> <i>Would the project result in:</i>				
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			



City of Long Beach  
Initial Study/Environmental Checklist

**Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas**

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
<b>12. POPULATION AND HOUSING.</b> <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	✓			
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	✓			
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	✓			
<b>13. PUBLIC SERVICES.</b>				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	✓			
2) Police protection?	✓			
3) Schools?	✓			
4) Parks?	✓			
5) Other public facilities?	✓			
<b>14. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓			
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✓			



City of Long Beach  
Initial Study/Environmental Checklist  
Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
<b>15. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	✓			
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	✓			
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?			✓	
f. Result in inadequate parking capacity?	✓			
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	
<b>16. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✓			
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✓			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓			



City of Long Beach  
Initial Study/Environmental Checklist

**Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas**

---

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
g. Comply with federal, state, and local statutes and regulations related to solid waste?	✓			
<b>17. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✓			
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✓			
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓			



## 4.0 ENVIRONMENTAL ANALYSIS

The following is a discussion of potential project impacts as identified in the Initial Study. Explanations are provided for each item.

### 4.1 AESTHETICS. *Would the proposal:*

- a) *Have a substantial adverse effect on a scenic vista?*

**Less Than Significant Impact.** Scenic resources in the City of Long Beach include the ocean, port facilities and oil islands visible from Ocean Boulevard. There are no designated scenic vistas located within or adjacent to the individual project sites. Project implementation would be subject to the PD-30 zoning regulations including setbacks, height requirements and building design, resulting in less than significant impacts.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**Less Than Significant Impact.** According to the *General Plan*, no officially designated State scenic routes or highways occur near the project area. Project implementation would be subject to the PD-30 zoning regulations including setbacks, height requirements and building design, resulting in less than significant impacts.

- c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

**Potentially Significant Impact.** The project area is currently urbanized and contains a mix of land uses with structures of various age and condition. The project would involve the removal of some existing uses and development of new uses with varying heights and massing, altering the existing visual character of the sites. Although redevelopment of the project area is anticipated to enhance the visual character and quality of the sites beyond existing conditions, views from surrounding sites may be impacted. Additional analysis is required to assess visual impacts as a result of project implementation.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Potentially Significant Impact.** The project area is currently urbanized and contains various forms of on-site lighting. Lighting would be included for activity areas involving nighttime uses, parking, security lighting around structures and interiors of buildings. Project implementation would result in the development of some sites with new uses at greater intensities than currently exist. Development of multi-level parking structures and mid- to high-rise residential uses as proposed would introduce new sources of light and glare, potentially affecting views in the area. Additional analysis is required to assess potential impacts related to light and glare.





**4.2 AGRICULTURE RESOURCES.** *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:*

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

**No Impact.** The project area is urbanized and is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Project implementation would not result in the conversion of farmland to non-agricultural use.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

**No Impact.** Implementation of the project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The project area is zoned Downtown Planned Development (PD-30) allowing for a mix of residential and commercial uses.

- c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

**No Impact.** The proposed project does not involve changes in the existing environment that could result in conversion of Farmland to non-agricultural uses. The project area is urbanized and there are no farmland uses that are occurring on-site or in the immediate vicinity.

**4.3 AIR QUALITY.** *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*

- a) *Conflict with or obstruct implementation of the applicable air quality plan?*

**Potentially Significant Impact.** The project area is located within the South Coast Air Basin (SCAB), monitored by the South Coast Air Quality Management District (SCAQMD). The U.S. EPA has classified the SCAB as a non-attainment area for federal and State air quality standards. Further review is necessary to confirm the project's status in terms of compliance and/or conflict with current SCAQMD guidelines.

- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

**Potentially Significant Impact.** Construction and buildout of the project would result in pollutant emissions from three different sources, including: (1) short-term construction emissions, (2) long-term mobile emissions from trucks and vehicles traveling to and from the sites once the project is operational, and (3) long-term stationary emissions from power and gas consumption and machinery and equipment on-site.



The greatest potential for air quality impacts from the project would be attributed to mobile emissions. The project's potential air quality impacts on a local and regional level requires an evaluation pursuant to the SCAQMD and California Air Resources Board (CARB) requirements and methodology. Additional analysis is necessary to quantify potential project-related air quality impacts (both short-term and long-term) and identify appropriate mitigation that would be effective in reducing pollutant emissions.

- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

**Potentially Significant Impact.** Refer to Responses 4.3(a) and 4.3(b).

- d) *Expose sensitive receptors to substantial pollutant concentrations?*

**Potentially Significant Impact.** Sensitive populations (i.e., children, senior citizens and acutely or chronically ill people) are more susceptible to the effects of air pollution than are the general population. Land uses considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes and retirement homes. Sensitive receptors in proximity to the project sites include existing residences, schools, playgrounds and childcare centers. Construction and operation of the project would increase vehicle trips on area roadways and result in associated air pollutants. Grading and excavation operations may also have air quality impacts in the absence of mitigation. These impacts require additional analysis to assess their level of significance.

- e) *Create objectionable odors affecting a substantial number of people?*

**Potentially Significant Impact.** Construction activity associated with the project may generate detectable odors from heavy-duty equipment exhaust. However, this impact would be short-term in nature and cease upon project completion. Proposed land uses may create objectionable odors affecting a substantial number of people. These issues require further analysis.

#### **4.4 BIOLOGICAL RESOURCES. *Would the project:***

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**No Impact.** The project area is predominately urbanized and built-out. Although landscaping within the area consists of both native and non-native vegetation, no species identified as a candidate, sensitive or special status species exist in the local vicinity due to the level of past disturbance. The proposed project would not result in significant adverse impacts to federal or State listed or other designated species.



- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**No Impact.** As previously stated, the project area is predominately urbanized and built-out. No riparian habitat or sensitive natural communities exist on-site. According to the Conservation Element of the *General Plan*, riparian habitat within the City is limited along streams and flood channels, where disturbance is minimal. No impacts are anticipated in this regard.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**No Impact.** No federally protected wetlands occur on-site. Therefore, implementation of the proposed project would not result in any impacts in this regard.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

**No Impact.** No migratory wildlife corridors or native wildlife nurseries exist in the project area. Therefore, implementation of the proposed project would not result in any impacts in this regard.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance.*

**No Impact.** The project area is comprised of both native and non-native vegetation and does not include protected habitat. Implementation of the proposed project would not conflict with any local policies or ordinances that protect biological resources.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact.** The project area does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other habitat conservation plan. Therefore, the project would not result in impacts in this regard.

#### **4.5 CULTURAL RESOURCES. *Would the project:***

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?*

**Potentially Significant Impact.** The project area and its vicinity are known to include historic resources and structures. Project implementation would involve demolition and potential re-use of existing structures, which may be historically significant and eligible for listing on the City or State's historic registers. Additional analysis is required to assess potential historical resources and impacts resulting from project implementation.



- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

**Less Than Significant Impact.** The project area is predominately urbanized and built out with land area having been previously disturbed. No archaeological or paleontological resources are known to occur on-site and due to the level of past disturbance, it is not anticipated that archaeological or paleontological resource sites exist within the project area. Should evidence of archeological or paleontological resources occur during grading and construction, operations would be required to cease and the City is required to be contacted.

- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Less Than Significant Impact.** Refer to Response 4.5(b).

- d) *Disturb any human remains, including those interred outside of formal cemeteries?*

**Less Than Significant Impact.** No known human remains occur on-site and due to the level of past disturbance, it is not anticipated that human remains exist within the project area. In the event human remains are encountered during earth removal or disturbance activities, all activities would cease immediately and a qualified archaeologist and Native American monitor would be immediately contacted. The Coroner would be contacted pursuant to Section 5097.98 and 5097.99 of the Public Resources Code relative to Native American remains. Should the Coroner determine the human remains to be Native American, the Native American Heritage Commission would be contacted pursuant to Public Resources Code Section 5097.98.

#### **4.6 GEOLOGY AND SOILS. *Would the project:***

- a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- 1) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

**Less Than Significant Impact.** No active faults are known to traverse the project area and the project sites are not located within, or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone. Therefore, rupture of a known earthquake fault would not occur within the project area. Adherence to standard engineering practices and design criteria relative to seismic and geologic hazards in accordance with the *Uniform Building Code* (UBC) is required.

- 2) *Strong seismic ground shaking?*

**Less Than Significant Impact.** No known faults exist within the project area. However, active faults within the City of Long Beach occur along the Newport-Inglewood Fault Zone. The Newport-Inglewood Fault Zone is a fault system consisting of a series of



echelon fault segments and folds. Active or potentially active faults of the Newport-Inglewood Fault Zone include the Cherry Hill Fault, the Northeast Flank Fault and the Reservoir Hill Fault. Additionally, the Palos Verdes Fault, located approximately 4.5 miles southwest and offshore of the City, is considered an active and significant fault. The project area would experience ground shaking from earthquakes generated along active faults located off-site. The intensity of ground shaking would depend upon the magnitude of the earthquake, distance to the epicenter and the geology of the area between the epicenter and the project area.

Adherence to standard engineering practices and design criteria relative to seismic and geologic hazards in accordance with the UBC would reduce the significance of potential impacts.

3) *Seismic-related ground failure, including liquefaction?*

**Less Than Significant Impact.** The project area is located within the area of the City identified in the Seismic Safety Element of the *General Plan* as having minimal potential for liquefaction. Therefore, project implementation is not anticipated to result in the exposure of people or structures to potential impacts related to seismic ground failure or liquefaction.

4) *Landslides?*

**No Impact.** The project area is characterized by relatively flat topography. Project implementation would not expose people or structures to landslides, therefore no impact would occur in this regard.

b) *Result in substantial soil erosion or the loss of topsoil?*

**Less Than Significant Impact.** The project area is characterized by relatively flat topography. However, grading and trenching for construction may expose soils to short-term wind and water erosion. Implementation of erosion control measures as stated in Chapter 18.95 of the *Municipal Code* and adherence to all requirements set forth in the National Pollutant Discharge Elimination System (NPDES) permit for construction activities would reduce potential impacts to less than significant levels.

c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

**Less Than Significant Impact.** The project sites have not been identified as a geologic unit that is unstable, and based upon available references, would not become unstable as a result of project implementation. All development would be subject to site-specific geotechnical analysis and would be designed in compliance with applicable building codes, reducing impacts to a less than significant level.



- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

**Less Than Significant Impact.** The project sites are not located on expansive soil. The *General Plan* identifies the project area as consisting of predominately granular non-marine terrace deposits overlying Pleistocene granular marine sediments at shallow depths. This deep marine section is composed of interbedded units of sandstone, siltstone and shale. The near surface soils on the terrace consist predominately of cohesionless soils such as sand, silty sand and sandy silt that are generally medium to very dense. Cohesive soils such as clayey silt and silty clay, although less dominant are also present as layers in these surficial deposits. The consistency of these units is described as ranging from stiff to hard. Development would be subject to site-specific geotechnical analysis and would be designed in compliance with applicable building codes, reducing impacts to a less than significant level.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

**No Impact.** Sewers are currently available on-site for the disposal of wastewater; therefore it would not be necessary to install septic tanks or alternative wastewater disposal systems. No impact would occur in this regard.

#### **4.7 HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Less Than Significant Impact.** The proposed project would not create a significant hazard to the public or the environment from the routine transport, use, or disposal of hazardous materials. Small amounts of hazardous materials may be found in solvents and chemicals used for cleaning, building maintenance and landscaping. The materials would be similar to those found in common household products, such as cleaning products or pesticides. Hazardous materials used in construction and operation of the proposed project would be subject to City, State and federal regulations, reducing impacts to a less than significant level.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

**Less Than Significant Impact.** Proposed uses in the project area are not anticipated to result in the creation of health hazards following compliance with health and safety regulations. The proposed uses would not use, generate or dispose of hazardous materials in large quantities. As stated, hazardous materials used in construction and operation of the proposed project would be subject to City, State and federal regulations, reducing impacts to a less than significant level.



City of Long Beach  
Initial Study/Environmental Checklist

---

Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**Potentially Significant Impact.** The International Elementary School is located within the project area. Project implementation would result in the removal of several older structures that may contain asbestos-containing materials and lead-based paints. Additional analysis regarding potential hazardous conditions is required to assess impacts resulting from project implementation.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

**Potentially Significant Impact.** The project area is currently urbanized with residential, commercial, institutional and parking uses. A Phase I Environmental Site Assessment will be necessary to determine if any potential contamination exists within the project area. Further review and analysis of this potential impact is required.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

**No Impact.** The project area is not located within an airport land use plan or within two miles of an airport. The nearest airport is Long Beach Airport, approximately 3 miles northeast of the project area. No impacts would occur in this regard.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

**No Impact.** Refer to Response 4.7(e).

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**Less Than Significant Impact.** The proposed project does not involve the construction of new streets, although some existing alleyways would be vacated. However, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. According to the Public Safety Element of the *General Plan*, emergency response and evacuation procedures would be coordinated through the City in coordination with the police and fire departments, resulting in less than significant impacts.

- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

**No Impact.** The project area and surrounding areas are predominately built out and no wildlands occur within or adjacent to the project area. Future development as a result of project implementation would introduce additional ornamental landscaping, which is not anticipated to create hazardous fire conditions. No impacts would occur in this regard.



#### **4.8 HYDROLOGY AND WATER QUALITY. *Would the Project:***

- a) *Violate any water quality standards or waste discharge requirements?*

**Less Than Significant Impact.** Impacts related to water quality would range over three different periods: 1) during the earthwork and construction phase, when the potential for erosion, siltation and sedimentation would be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high; and 3) following completion of the project, when impacts related to sedimentation would decrease markedly, but those associated with urban runoff would increase.

The project proposes redevelopment of eight sites including infill development and re-use of existing structures. The amount of impervious surfaces would not be significantly altered as a result of project implementation. The proposed project is consistent with current runoff conditions. Urban runoff is not expected to increase as a result of implementation of the proposed project.

In addition, compliance with Statewide NPDES General Permit for Storm Water Discharges Associated with Construction Activity, which would prevent storm water pollution from impacting waters of the U.S. in the vicinity of the project area, will be required.

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

**Less Than Significant Impact.** The project area is urbanized and adjacent areas are predominately built-out. Implementation of the project would not cause a significant addition of impervious surfaces and therefore would not substantially deplete groundwater supplies or interfere with groundwater recharge. The project is consistent with current conditions in the area. Therefore, impacts would be less than significant.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

**Less Than Significant Impact.** As previously stated, the project area is currently urbanized and adjacent areas are predominately built-out. The project area does not contain any streams or rivers. The amount of impervious surfaces would not be significantly altered as a result of project implementation. Additionally, project implementation would not significantly alter the existing drainage pattern of the area resulting in substantial erosion or siltation on-site or in the project vicinity. Less than significant impacts would occur in this regard.





- d) *Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

**Less Than Significant Impact.** Refer to Response 4.8(c).

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

**Less Than Significant Impact.** Refer to Responses 4.8(a) and 4.8(c).

- f) *Otherwise substantially degrade water quality?*

**Less Than Significant Impact.** Short-term surface water quality impacts may occur from water erosion of soils during construction. However, the project would be required to utilize best management practices (BMPs) and comply with the NPDES stormwater quality requirements. The project would include all necessary on-site drainage to convey runoff from the sites to local drainage facilities. The project area is urbanized and the proposed project is consistent with current runoff conditions and would not substantially degrade water quality.

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

**Less Than Significant Impact.** According to the Flood Insurance Rate Map (FIRM), Community Panel Number 060136 0020 C, July 6, 1998, published by the Federal Emergency Management Agency (FEMA), the project is located within *Other Areas Zone X*. *Other Areas Zone X* is defined as "Areas determined to be outside 500-year flood-plain." Thus, significant impacts are not anticipated in this regard.

- h) *Place within a 100-year flow hazard area structures which would impede or redirect flood flows.*

**Less Than Significant Impact.** Refer to Response 4.8(g).

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

**Less Than Significant Impact.** Refer to Response 4.8(g).

- j) *Inundation by seiche, tsunami, or mudflow?*

**Less Than Significant Impact.** According to Plate 11 of the Seismic Safety Element of the *General Plan*, Tsunami and Seiche Influence Areas, the project is not located within an area of the City susceptible to tsunami and seiche. Table 4, of the Seismic Safety Element of the *General Plan*, Seismic Hazard Evaluation By Seismic Response Area, identifies the project as being located in an area with remote potential for tsunami and seiche hazards. Thus, less than significant impacts are anticipated in this regard.



#### **4.9 LAND USE AND PLANNING. *Would the project:***

- a) *Physically divide an established community?*

**Less Than Significant Impact.** According to the *General Plan*, the project area is located within designated Land Use District (LUD) No. 7, Mixed Use District. The area is predominately built-out, however opportunities for infill development and re-use of existing structures currently exist. The project proposes the integration of land uses by placing land uses that compliment each other in close proximity, contributing to the provision of large, vital activity centers. Thus, significant impacts are not anticipated in this regard.

- b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

**Less Than Significant Impact.** The project area is located in LUD No. 7, designated as a Mixed Use District in the *General Plan*. LUD No. 7 is intended for use in large, vital activity centers. Land uses intended for the district include employment centers, such as retail, offices and medical facilities; higher density residences; visitor-serving facilities; personal and profession services; or recreational facilities. The project area is zoned Downtown Planned Development District (PD-30). The PD-30 area is divided into eight districts. The project is located within the Downtown Mixed Use, Downtown Core Mixed Use, West End Residential and East Village Mixed Use Districts (refer to Exhibit 2-3). The Downtown Mixed Use District is intended for mix of uses, including office, retail, entertainment and high-density residential uses. The Downtown Core Mixed Use District is intended for a mix of commercial and residential uses at heights of up to 100 feet. The West End Residential District is intended for moderate to high density housing opportunities for persons working in the Downtown area. The East Village Mixed Use District is intended to provide opportunities for growth of the East Village Arts District through reuse of existing buildings and new development. Uses permitted within the Downtown Mixed Use, Downtown Core Mixed Use, West End Residential and East Village Mixed Use Districts include, but are not limited to, the following:

##### **Downtown Mixed Use**

- Dancing;
- Restaurant with Entertainment;
- Museum;
- Professional Services as specified by PD-30 Ordinance;
- Single-family or Multi-family residential;
- Basic Personal Services as specified by PD-30 Ordinance;
- Restaurants & Ready to Eat Foods without drive-thru lanes; and
- Basic Retail Sales except as specified by PD-30 Ordinance.

Additionally, land uses within the Downtown Mixed Use district subject to an Administrative Use Permit or Conditional Use Permit include the following:



- Other Institutional Uses; and
- Alcoholic Beverage Sales - on-premise sales.

#### **Downtown Core Mixed Use**

- Alcoholic beverage sales – on premise sales
- Live or Movie Theater (w/100 seats or less);
- Restaurant with Entertainment;
- Basic Retail Sales except as specified by PD-30 Ordinance;
- Basic Personal Services as specified by PD-30 Ordinance;
- Professional Services as specified by PD-30 Ordinance;
- Single-family or Multi-family Residential; and
- Restaurants and Ready to Eat Foods without drive-thru lanes.

Additionally, land uses within the Downtown Core Mixed Use district subject to an Administrative Use Permit include the following:

- Surface Parking Lot – principal use (limited to interim uses);
- Parking Structure – principal use; and
- Industrial Arts Trade School or Rehabilitation Workshop.

#### **West End Residential**

- Residential Uses including permitted uses in the R-4-N district;
- Commercial uses at arterial intersections; and
- Reuse of Historic Landmarks.

#### **East Village Mixed Use**

- Restaurant with Entertainment;
- Basic Retail Sales except as specified by PD-30 Ordinance;
- Basic Personal Services as specified by PD-30 Ordinance;
- Professional Services as specified by PD-30 Ordinance;
- Artist Studio with Residence;
- Single-family or Multi-family Residential; and
- Restaurants and Ready to Eat Foods without drive-thru lanes.

Property development standards including setbacks, building heights and residential densities vary within the Districts dependent upon the location of the site. Table 4-1, *Development Standards*, identifies development standards applicable to each site.

Development of the sites would be subject to the City's discretionary review process including review of development plans and discretionary permits. However, site-specific development may not comply with all development standards established by the PD-30 Ordinance and the development standards established in Title 2, *Zoning*, of the *Long Beach Municipal Code*. Further review is required to determine the significance of the impacts.



**City of Long Beach**  
**Initial Study/Environmental Checklist**  
**Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas**

**Table 4-1**  
**Development Standards**

Site	Maximum Building Height (feet)	Frontage Setbacks	Interior Setbacks	Residential Densities
1	100	Pacific Avenue – 10 feet; Pine Avenue and 3 <sup>rd</sup> Street – 0 feet with required active ground floor uses	Commercial and Mixed Use - 10 feet from alley centerline; Residential – 15 feet from alley centerline	6 stories or less – 1 unit per 453 s.f. (96 units/acre)
2	Unlimited	0 feet required subject to design standards	Commercial and Mixed Use - 10 feet from alley centerline; Residential – 15 feet from alley centerline Interior property line: Commercial – 0 feet; Residential – 5 feet	7 stories to 150 feet – 1 unit per 315 s.f. (138 units/acre)
3	80 (5 stories)	Long Beach Boulevard and 3 <sup>rd</sup> Street – 0 feet required subject to design standards; Elm Avenue and Broadway – 0 feet with required active ground floor uses	Commercial and Mixed Use - 10 feet from alley centerline; Residential – 15 feet from alley centerline	6 stories or less – 1 unit per 453 s.f. (96 units/acre)
4	80 – south of alley (6 stories) 38 – north of alley (3 stories)	Elm Avenue – 0 feet with required active ground floor uses; 1 <sup>st</sup> Street – 0 feet required subject to design standards	Commercial and Mixed Use - 10 feet from alley centerline; Residential – 15 feet from alley centerline Interior property line: Commercial – 0 feet; Residential – 5 feet	1 unit per 453 s.f. (96 units/acre)
5	Unlimited	Long Beach Boulevard and 1 <sup>st</sup> Street – 0 feet required subject to design standards; Broadway – 0 feet with required active ground floor uses	Commercial and Mixed Use - 10 feet from alley centerline; Residential – 15 feet from alley centerline	No maximum
6	38 (3 stories)	10 feet; Broadway and 1 <sup>st</sup> Street – 0 feet required subject to design standards	Commercial and Mixed Use - 10 feet from alley centerline; Residential – 15 feet from alley centerline	1 unit per 900 s.f. (48 units/acre)
7	80 – east of alleyway (6 stories) 50 – west of alleyway (4 stories)	10 feet	Commercial and Mixed Use - 10 feet from alley centerline; Residential – 15 feet from alley centerline Interior property line: Commercial – 0 feet; Residential – 5 feet	1 unit per 800 s.f. (54 units/acre)
8	100	10 feet	Commercial and Mixed Use - 10 feet from alley centerline; Residential – 15 feet from alley centerline	6 stories or less – 1 unit per 453 s.f. (96 units/acre)
s.f. = square feet.				



- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

**No Impact.** As stated in Response 4.4(f), the project does not conflict with habitat conservation plans or natural community conservation plans.

**4.10 MINERAL RESOURCES. *Would the project:***

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

**No Impact.** Oil is the primary mineral resource within the City of Long Beach. The project area is not currently utilized for oil extraction and oil extraction would not occur as a result of project implementation. No impacts to mineral resources are anticipated in this regard.

- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

**No Impact.** The *General Plan* does not identify the project area as an important mineral resource recovery site. No impacts are anticipated in this regard.

**4.11 NOISE. *Would the project result in:***

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

**Potentially Significant Impact.** Project construction and operation would result in both short-term and long-term noise impacts. Short-term impacts would occur during grading and construction. Long-term noise impacts would be associated with increased vehicular traffic to and from the project sites, outdoor activities, deliveries and stationary mechanical equipment on-site. Both short- and long-term noise impacts require further evaluation.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

**Potentially Significant Impact.** The project may include extensive earthwork and grading to prepare the project area for site development. Further review is required to determine the significance of the impacts.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Potentially Significant Impact.** Refer to Response 4.11(a).

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing with out the project?*

**Potentially Significant Impact.** Refer to Response 4.11(a).



- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

**No Impact.** Refer to Response 4.7(e). The project area is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, project implementation would not expose people residing or working in the project area to excessive noise levels.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

**No Impact.** The project area is not located within the vicinity of a private airstrip. Exposure of people residing or working in the project area to excessive noise levels is not anticipated as a result of project implementation.

#### **4.12 POPULATION AND HOUSING. *Would the project:***

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

**Potentially Significant Impact.** The project proposes infill residential development in addition to mixed-use commercial/retail development. Therefore, project implementation would induce direct population growth in the area. Additional analysis is required to determine the growth inducing potential of the project.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

**Potentially Significant Impact.** The project proposes infill development and the re-use of existing buildings. The removal of residential units is also proposed. Although new housing would be introduced, relocation of existing residents may be necessary. Further analysis regarding relocation and replacement housing is required.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**Potentially Significant Impact.** Refer to Response 4.12(b).

#### **4.13 PUBLIC SERVICES.**

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*



1) *Fire protection?*

**Potentially Significant Impact.** The Long Beach Fire Department (LBFD) provides fire protection services to the project area. Due to the location and nature of the project, fire protection needs are anticipated to increase. Additional analysis and consultation with the LBFD is required.

2) *Police protection?*

**Potentially Significant Impact.** The Long Beach Police Department (LBPD) provides police protection for the area. Due to the location and nature of the project, police protection needs may be affected. Additional analysis and consultation with the LBPD is required.

3) *Schools?*

**Potentially Significant Impact.** Proposed development of residential uses could result in increased student populations to the area. Additional analysis and consultation with the affected school district is required.

4) *Parks?*

**Potentially Significant Impact.** Proposed development of residential uses would result in an increased demand on park and recreation facilities within the City. The City has adopted a park to population ratio of eight acres of recreation open space per 1,000 residents. Project implementation would result in a population increase potentially requiring additional park acreage. Further analysis regarding park facility impacts is required.

5) *Other public facilities?*

**Potentially Significant Impact.** The increased demand on public facilities associated with the project may result in greater maintenance requirements. Further review is required to assess possible impacts to other public facilities.

#### **4.14 RECREATION.**

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

**Potentially Significant Impact.** Further analysis is required of potential increases in the use of existing recreation facilities resulting from the proposed residential uses. Also, refer to Response 4.13(a)(4).

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

**Potentially Significant Impact.** Refer to Response 4.13(a)(4).



**4.15 TRANSPORTATION/TRAFFIC. *Would the project:***

- a) *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

**Potentially Significant Impact.** Implementation of the proposed project would increase vehicular movement in the project vicinity. The proposed increase of residential and commercial/retail uses to the area would result in increased traffic volumes to existing roadways. Further analysis to assess the impact on traffic and circulation in the area is required.

- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

**Potentially Significant Impact.** Refer to Response 4.15(a).

- c) *Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

**No Impact.** Due to the nature and scope of the proposed land uses, project implementation would not affect air traffic patterns and would not result in safety risks.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**Less Than Significant Impact.** Project implementation would not involve the construction of new roadways. However, the project proposes vacating several alleyways. Access to the various project components would be required to comply with all City design standards, which would reduce potential impacts to a less than significant level.

- e) *Result in inadequate emergency access?*

**Less Than Significant Impact.** Refer to Response 4.7(g).

- f) *Result in inadequate parking capacity?*

**Potentially Significant Impact.** The project would provide parking lots and structures associated with individual project components. Proposed uses would be subject to City standards and requirements. Further analysis to assess parking conditions within the area is required.

- g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

**Less Than Significant Impact.** No conflicts with any adopted policies supporting alternative transportation modes such as bus facilities and bicycle access/parking are anticipated to occur. The project proposes to locate residential and retail uses in proximity to existing public transportation.





**4.16 UTILITIES AND SERVICE SYSTEMS. *Would the project:***

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

**Potentially Significant Impact.** The County of Los Angeles Sanitation District and City of Long Beach would provide sanitation service for the project site. Further analysis is required to determine the impacts associated with the available capacity of the wastewater treatment facility.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

**Potentially Significant Impact.** The City of Long Beach would provide water service for the project site. As stated, the County of Los Angeles Sanitation District and City of Long Beach would provide sanitation service for the project site. Further analysis is required to determine the impacts associated with the available capacity of water and wastewater treatment facilities.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

**Potentially Significant Impact.** Refer to Response 4.8(a).

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

**Potentially Significant Impact.** Refer to Response 4.16(b).

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

**Potentially Significant Impact.** Refer to Response 4.16(b).

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

**Potentially Significant Impact.** The proposed project would generate increased amounts of solid waste, beyond the existing conditions. The City of Long Beach Refuse Collection Division provides disposal of solid waste from the project area. The project's effect upon the landfill capacity requires further evaluation.

- g) *Comply with federal, state and local statutes and regulations related to solid waste?*

**Potentially Significant Impact.** The project must comply with adopted programs and regulations pertaining to solid waste. Further evaluation is required. Refer also to Response 4.16(f).



#### **4.17 MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

**Potentially Significant Impact.** Further analysis of potential project impacts on historical resources is required. Refer to response 4.5(a).

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

**Potentially Significant Impact.** A review of cumulative impacts for each issue area that has been identified as potentially significant is required pursuant to Section 15130 of CEQA.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Potentially Significant Impact.** The proposed project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. Further review and analysis is required.